

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 18, 2017, executed by **AMANDA G. CHASTAIN, A SINGLE PERSON** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 1702844, Official Public Records of Houston County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, August 2, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Houston County Courthouse at the place designated by the Commissioner's Court for such sales in Houston County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 14th day of June, 2022.

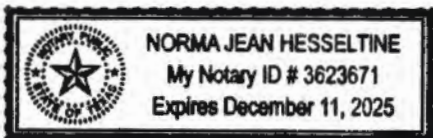
K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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REC'D JUN 16 PM 1:24
NOTARY PUBLIC

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14th day of June, 2022, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Houston County, Texas, out of the G. GREENWOOD SURVEY, ABSTRACT NO. 37, and being a part or portion of that certain 3.44 acre tract described in a deed conveyed from Billy V. Patton Sr. to Gloria Jane Lackey (f/k/a Gloria Jane Patton) dated April 15, 2016 and recorded in Instrument No. 1601682 of the Image Records of Houston County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by notes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the recognized South, Southwest corner of the aforesaid referred to 3.44 acre tract and the recognized Northwest corner of that certain 26.368 acre tract described in a deed conveyed from Joe H. Huff, et ux to Tommy Byrd, et ux dated March 26, 2004 and recorded in Instrument No. 041389 of the said Image Records, on or near a recognized Northeast boundary line of that certain 27.309 acre tract-**EXHIBIT "A"** described in a deed conveyed from Deborah Jo Huff Grayson to Shane Huff dated March 22, 2013 and recorded in Instrument No. 1301526 of the said Image Records, on the South side of a spring;

THENCE, along the Southwest boundary lines of the said 3.44 acre tract and the Northeast boundary lines of the said 27.309 acre tract, the following two (2) courses:

- 1) N 54° 13' 23" W at 42.23 feet a point in said spring for corner;
- 2) N 20° 46' 43" W, at 16.95 feet pass on line a 1/2" iron rod found for reference, at a total distance of 120.50 feet a 1/2" iron pipe set for corner, from which a 1/2" iron rod, at fence angle, found for an angle corner of the said 27.309 acre tract bears N 34° 17' 59" W at 74.89 feet;

THENCE, across the said 3.44 acre tract, the following two (2) courses:

- 1) N 69° 37' 19" E at 163.44 feet a 1/2" iron pipe set for corner;
- 2) N 07° 18' 41" W, at 115.67 feet a 1/2" iron pipe set for reference on or near the curving South Right-Of-Way line of Farm-to-Market Road No. 227 (80 feet wide ROW per ROW plans), at a total distance of 155.71 feet a point for corner on a North boundary line of the said 3.44 acre tract, on or near the curving centerline of the said FM No. 227;

THENCE, along the North boundary lines of the said 3.44 acre tract and along the approximate centerline of the said FM No. 227, the following three (3) courses:

- 1) 276.33 feet, along a 02° 00' 00" curve to the left with a radius of 2864.79 feet, a central angle of 05731° 36", and a long chord bearing and distance of N 77° 33' 47" E 276.22 feet to a point for corner at the end of curve;
- 2) N 74° 47' 59" E at 170.50 feet a point at a point of curvature;

3) 115.89 feet, along a $05^{\circ} 00' 00''$ curve to the right with a radius of 1145.92 feet, a central angle of $03^{\circ} 47' 24''$, and a long chord bearing and distance of $N 77^{\circ} 41' 41'' E$ 115.75 feet to a point for the Northeast corner of the said 3.44 acre tract and a Northwest corner of the said 26.368 acres, in the approximate centerline of a gully culvert, from which a $5/8''$ iron rod found for reference bears $N 77^{\circ} 43' 53'' E$ at 186.40 feet;

THENCE, along the Southeast boundary line of the said 3.44 acre tract, a Northwest boundary line of the said 26.368 acre tract, and generally along the approximate centerline of the said gully, the following thirteen (13) courses:

1) $S 15^{\circ} 29' 08'' E$ at 17.87 feet a point for corner in the approximate centerline of a concrete headwall;

2) $S 11^{\circ} 06' 57'' E$ at 18.95 feet a point for corner, from which a $1/2''$ iron pipe set on or near the South ROW line of the said FM No. 227 bears $S 72^{\circ} 26' 04'' W$ at 24.69 feet, a wire fence corner bears $S 65^{\circ} 00' W$ at 18.3 feet and another wire fence corner bears $S 40 13' E$ at 16.7 feet;

3) $S 44^{\circ} 06' 10'' W$ at 42.42 feet a point for corner;

4) $S 54^{\circ} 27' 25'' W$ at 132.85 feet a point for corner;

5) $S 69^{\circ} 45' 43'' W$ at 279.30 feet a point for corner;

6) $S 52^{\circ} 13' 31'' W$ at 96.80 feet a point for corner;

7) $S 40^{\circ} 15' 53'' W$ at 35.94 feet a point for corner;

8) $S 00^{\circ} 54' 56'' W$ at 27.60 feet a point for corner;

9) $S 70^{\circ} 23' 31'' W$ at 82.32 feet a point for corner;

10) $S 38^{\circ} 17' 25'' W$ at 12.10 feet a point for corner;

11) $S 18^{\circ} 23' 06'' E$ at 19.92 feet a point for corner;

12) $S 48^{\circ} 24' 38'' W$ at 12.24 feet a point for corner;

13) $S 69^{\circ} 53' 12'' W$ at 17.69 feet a point for corner;

THENCE, continuing along the recognized Southeast boundary line of the said 3.44 acre tract and along the Northwest boundary line of the said 26.368 acre tract, $S 08^{\circ} 22' 27'' W$ at 53.47 feet the Point and Place of Beginning and containing 2.00 acres of land, more or less, of which approximately 0.519 of an acre lies with the ROW of FM No. 227.